

5 MIN. RETURN  
PHONE # 346-5513

Book 10755 Page 788

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**SEVENTH AMENDMENT TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF ORTEGA BLUFFS**

THIS SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Sixth Amendment") made this 5th day of November, 2002, by ORTEGA BLUFFS, INC., a Florida corporation, (hereinafter referred to as the "Developer").

RECITALS

A. Developer has executed and caused to be recorded that certain Declaration of Covenants, Conditions and Restrictions of Ortega Bluffs, being dated August 30, 1993 and recorded in Official Records Volume 7657, pages 1019 through 1032, as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions of Ortega Bluffs dated February 12, 1998 and recorded in Official Records Volume 8853, pages 604 through 606 and as further as amended by that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions of Ortega Bluffs dated March 26, 1999 and recorded in Official Records Volume 9241, pages 1492 through 1494, and as further as amended by that certain Third Amendment to Declaration of Covenants, Conditions and Restrictions of Ortega Bluffs dated December 29, 1999 and recorded in Official Records Volume 9506, pages 620 through 623, and as further as amended by that certain Fourth Amendment to Declaration of Covenants, Conditions and Restrictions of Ortega Bluffs dated April 6, 2000 and recorded in Official Records Volume 9594, pages 818 through 820 and as further as amended by that certain Fifth Amendment to Declaration of Covenants, Conditions and Restrictions of Ortega Bluffs dated September 29, 2000 and recorded in Official Records Volume 9763, pages 1664 through 1667, and as further as amended by that certain Sixth Amendment to Declaration of Covenants, Conditions and Restrictions of Ortega Bluffs dated November 5, 2002 and recorded in Official Records Volume 10751, pages 2341 through 2343, all of the current public records of Duval County, Florida (collectively, the "Declaration").

B. Developer now desires to amend the Declaration to annex additional lands as permitted by Section 7.6 of the Declaration, which additional lands are more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof (the Additional Lands").

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NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the undersigned has caused this Sixth Amendment to be executed and amend the Declaration as follows:

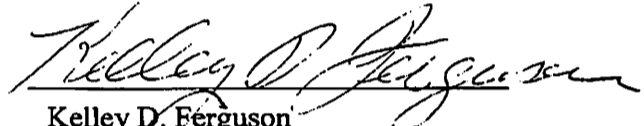
1. The Additional Lands are hereby annexed and made subject to the Declaration.
2. Except as modified herein the original Declaration shall remain in full force and effect.

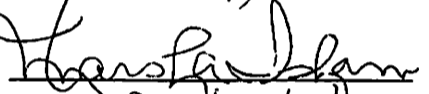
IN WITNESS WHEREOF, the Developer has caused the foregoing Declaration to be executed by a duly authorized officer, on the date set forth above.

Signed, sealed and delivered  
in the presence of:

**ORTEGA BLUFFS, INC.,**  
a Florida corporation

  
Name: Cecile Evans Rider


By:   
Kelley D. Ferguson  
Its: President

  
Name: Marsha Isham

(CORPORATE SEAL)

STATE OF FLORIDA     )  
                                  )  
COUNTY OF DUVAL    )

The foregoing Amendment to Declaration was acknowledged before me this 5<sup>th</sup> day of November, 2002, by Kelley D. Ferguson, the President of ORTEGA BLUFFS, INC., a Florida corporation, who is personally known to me or who has produced as identification, and who executed this instrument on behalf of the corporation.

  
Notary Public, State of Florida



Marsha Isham  
MY COMMISSION # CC875773 EXPIRES  
November 30, 2003  
BONDED THRU TROY FAIN INSURANCE, INC.

Exhibit "A"

A parcel of land being that portion of Block 1, Section 29, Township 3 South, Range 26 East, Jacksonville Heights, according to Plat Book 5, page 93 of the current public records of Duval County, Florida, lying Southeasterly of McGirts Creek (and/or Ortega River) and Northerly of Ortega Bluff Unit Five, according to Plat Book 54, pages 57 through 57I, of said current public records; said parcel being more particularly described as follows:

Begin at the Northeast corner of said Ortega Bluff Unit Five; thence on the Northerly boundary thereof run the following 8 courses: 1) North 89 degrees 42 minutes 00 seconds West 120.00 feet; 2) South 00 degrees 18 minutes 00 seconds West 17.59 feet; 3) North 89 degrees 42 minutes 00 seconds West 160.00 feet; 4) South 00 degrees 18 minutes 00 seconds West 179.88 feet; 5) South 31 degrees 35 minutes 21 seconds West 49.95 feet; 6) South 72 degrees 07 minutes 02 seconds West 241.94 feet; 7) North 89 degrees 50 minutes 37 seconds West 890.22 feet; 8) North 56 degrees 42 minutes 21 seconds West 909 feet more or less, to the waters of said McGirts Creek (and/or Ortega River); thence along said waters, in a general Northeasterly direction, following the meanderings thereof, 3250 feet more or less, to the East line of said Section 29; thence on last said line South 00 degrees 18 minutes 00 seconds West, 2022 feet, more or less, to the point of beginning.

Also known as all that property contained within the plat of Ortega Bluff, Unit Six, as recorded in Plat Book 55, pages 58, 58A and 58M of the public records of Duval County, Florida.